

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON TUESDAY, JANUARY 17, 2012, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Kilvinger called the meeting to order at 6:01 p.m.

**ROLL CALL:**

Present: Kilvinger, Smith, Woolridge, Celaya, Hawkins, Brown

Absent: Raasch

**PLEDGE OF ALLEGIANCE**

Councilmember Hawkins led the Pledge of Allegiance.

**CALL TO THE PUBLIC**

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

There were no public comments.

**PUBLIC HEARING AND PRESENTATIONS**

Public Hearing on an application received from Paolo Buccellato, for A&M Pizza, located at 445 W. Hwy 287, Florence, Arizona, for a new Series 12 Restaurant License; and for Council recommendation for approval or disapproval of said license.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the license is not transferable. She said each time the restaurant changes ownership it must get a new Series 12 license. She said A & M Pizza has been posted, and it has remained posted for twenty days prior to this meeting. She said during that time period, the Clerk's Office did not receive any comments from the citizens expressing any interest in the liquor license. She said staff is requesting for a public hearing to be held and for Council to forward a favorable recommendation to the Arizona Department of Liquor License and Control.

Mayor Kilvinger opened the Public Hearing. There being no comments, Mayor Kilvinger closed the Public Hearing.

On motion of Councilmember Brown, seconded by Councilmember Celaya and carried to forward a favorable recommendation to the Arizona Department of Liquor License and Control on Paolo Buccellato's application for a new Series 12 Restaurant License for A&M Pizza, located at 445 W. Hwy 287, Florence, Arizona.

**Public Hearing on an application received from Bruce Gerald Baldwin, Café at Sun City, Inc., located at 3385 N. Hunt Highway, Florence, Arizona, for a new Series 12 Restaurant License; and for Council recommendation for approval or disapproval of said license.**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk stated the license is for a new Series 12 liquor license for the Café at Sun City. She said the Clerk's Office posted the Café and Sun City, and it has remained posted for twenty days prior to this meeting. She said the Clerk's Office did not receive any comments. She said staff is requesting for a public hearing to be held and for Council to forward a favorable recommendation to the Arizona Department of Liquor License and Control.

Mayor Kilvinger opened the Public Hearing. There being no comments, Mayor Kilvinger closed the Public Hearing.

On motion of Councilmember Brown, seconded by Councilmember Hawkins and carried to forward a favorable recommendation to the Arizona Department of Liquor License and Control on Bruce Gerald Baldwin's application for a new Series 12 Restaurant License for Café at Sun City, Inc., located at 3385 N. Hunt Highway, Florence, Arizona.

**Presentation by Arizona Department of Transportation, Todd Emery, Tucson District Engineer, and Teresa Guillen, Senior Community Relations Officer for Pinal County and Southern Globe District, regarding State Route 79B trial closure.**

Ms. Teresa Guillen, Senior Community Relations Officer, ADOT, said ADOT has an upcoming project on State Route 79 and 79B, which included a trial closure of 79B. Ms. Guillen introduced Jackie Noblitt, Project Manager, Stanley Consultants.

Ms. Noblitt said the purpose of the project is to improve traffic operations at the State Route 79/79B intersection. An initial project assessment was prepared in 2010 to evaluate three alternatives at the intersection, which included:

- No build alternative
- Roundabout alternative
- T-intersection alternative

Ms. Noblitt said four area tribes opposed construction due to potential disruption to culturally sensitive land. She explained the existing conditions and the no build alternative. She explained the potential for right-angle collisions and the difficulty for someone to gauge the speed of oncoming traffic. She said for each alternative there is a delay value of a future design year of 2035 of 7.9 seconds.

Ms. Noblitt explained the features of Alternative 1 – Roundabout:

- Minimal potential for right-angle collisions
- Right turns only
- Lower speeds reduce crash severity
- Eliminates vehicle-to-vehicle crossing conflicts
- Average delay/vehicle = 3.9 seconds
- Construction Cost = \$1.91 million
- Construct new roadways
- Would likely impact to culturally-sensitive land

Ms. Noblitt explained the features of Alternative 2 – T-Intersection:

- Clear driver direction
- Average delay/vehicle = 11 seconds
- Construction cost = \$1.84 million
- Construct new roadways
- Would likely impact culturally-sensitive land

Ms. Noblitt said the alternatives were presented to Council in July 2010, and a survey was also mailed to Florence residents. She said 72 responses were received and 43% of the survey responses preferred the T-Intersection alternative, 33% preferred the Roundabout, and 21% preferred the no build alternative.

Ms. Noblitt said a fourth alternative was recently developed in the fall 2011. It includes:

- Will eliminate crashes at the intersection by closing the northbound State Route 79B approach and would reroute the traffic to the north to Florence Heights Drive
- Use current roadways
- Close segment of northbound 79B
- Detours northbound SR79B traffic to Florence Heights Drive to access SR 287 and downtown Florence via Main Street

Ms. Noblitt said a five week trial closure of SR 79B will be done from February 1, 2012 – March 9, 2012, to evaluate and determine if the temporary closure should remain permanent or remain unchanged. She said traffic counts and speed will be monitored at several locations and the data will be analyzed and available in the spring 2012. She said surveys will be sent to area residents, businesses, and stakeholders to obtain public feedback. She added that tribal outreach is underway and they expect it to have minimal impact to culturally sensitive land.

Ms. Noblitt said in order to implement the trial SR 79B closure; the following temporary improvements will be made:

- Barricades will be placed at north route SR79B to prevent traffic from going that direction
- Temporary directional signage
- Roadway re-striping
- Temporary left turn lane on SR 79 to Florence Heights Drive

Ms. Guillen said notification has been sent to area property owners through:

- Florence Utility Bill insert, January 2012
- Email to Town of Florence E-newsletter subscribers
- Town of Florence website and Facebook page

Presentation to FUSD Board

- January 11, 2012

Presentation to Town Council

- January 17, 2012

Mailing to residents/businesses along SR 79 south of Florence

- January 18, 2012

Florence Town Council Meeting Minutes

January 17, 2012

Page 3 of 15

Advertisement in Florence Blade Tribune

- January 19, 2012

Emergency Service Provider meeting

- Late January 2012
- Discuss alternate routes

Press release sent to area media and stakeholders

- Mid January 2012

Second mailing to area residents, businesses, and stakeholders featuring survey

- Late February 2012
- Requesting feedback regarding the alternate route

Ongoing tribal outreach

Ms. Guillen said that if the data and public support the new alternative, ADOT will implement the permanent northbound SR 79B closure. She said the northbound 79 traffic will be routed to use Florence Heights Drive to reach SR 287 to Coolidge and downtown Florence. She said permanent signage will be installed. She said ADOT feels that it will complement the economic opportunities for the Town through Florence Heights Drive. She said the contact information is included on all mail outs.

Councilmember Brown asked for clarification on the route for the fourth alternative and if it were to be permanent.

Ms. Guillen said it would become permanent if the data and the public supports it. She added that this is in agreement with the Town of Florence.

Councilmember Brown said she is appalled that 1100 surveys were sent out and only 72 responses were received.

Ms. Guillen said the 1100 surveys were mailed out in 2010 and it did not include the fourth alternative. She said ADOT is doing another survey to see how the fourth alternative could be with the trial closure. She said they are doing a more massive outreach effort to receive feedback on the fourth alternative.

Councilmember Brown said that she hopes the public submits their comments before the change is implemented.

Mayor Kilvinger said the topic was brought up in approximately 1996 with some radical ideas for the Town of Florence, with regards to the area. She said there is not an alternative that is better than what is currently in place. She added that in 1996, no one else thought that there was a better alternative. She said the speed limits have been changed over the years, and an alternative proposed was a roundabout. She said she hasn't heard of that many accidents in the area. She said the Council in 1996 elected to leave the area as it was. She said she doesn't like the roundabouts. She said if monies are available, it should be used at Diversion Dam Road and 1<sup>st</sup> Street. She said a light is needed there.

Florence Town Council Meeting Minutes

January 17, 2012

Page 4 of 15

Councilmember Hawkins inquired if ADOT considered better signage and traffic lights as an alternative rather than cut off access.

Ms. Guillen said that once data is collected, it will be shared with the Town.

Councilmember Celaya inquired about the projected delay on the fourth route. He said ADOT needs to set up additional monitoring on the additional streets that run from SR79 to Main Street because the drivers may not solely use Florence Heights Drive. He said there are other roads that are straight shots that are right through. He can envision traffic increasing on those roads to try and stay away from traffic on Florence Heights Drive.

Greg Wisecaver, Traffic Engineer, ADOT, said they will be counting traffic on Stewart, Butte, and Florence Heights Drive. There aren't any plans to count traffic on any other streets. He said with regards to additional signage, etc., the size of the stop signs have been increased on SR 79B, coming northbound. Yellow signs below the stop signs have been added, that read "through traffic does not stop". He said the improvements did not seem to have much affect with regards to crash rates. A much larger project has been approved to take care of the problem.

Councilmember Hawkins inquired if ADOT can install LED lights that flash very bright with different colors to notify drivers as they are approach the curve or add ripples along the curve's length. He said you can never stop everyone from running red lights. He said Florence can't lose northbound traffic coming down to Main Street. He said losing the northbound traffic coming to Main Street would be devastating to Florence's efforts to revitalize the downtown.

Councilmember Brown inquired what the percentage of accidents is that would cause ADOT to deviate the traffic pattern.

Mr. Wisecaver said he does not have the crash data readily available.

Vice-Mayor Smith said accidents have occurred with the red blinking light on. He said there have been several accidents at the "Y" itself.

Robert Ingulli, Police Chief, said there have been approximately 18 accidents in the last 1 ½ years. He said this is based on the data that Florence has. He said the intersection is not in Florence's corporate limits. He said it is a County island. He said his statistics will not be reflective of everything that has happened in the area.

Councilmember Brown asked Chief Ingulli if he considered the intersection dangerous.

Chief Ingulli stated that it was. He inquired why no has considered an overpass.

Councilmember Celaya inquired about the projected delay on the fourth route.

Mr. Wisecaver said the delay has not been calculated but that it would add more delay time than the other alternatives.

Councilmember Celaya said there are two very severe angles:

Florence Town Council Meeting Minutes

January 17, 2012

Page 5 of 15

- Traffic coming in from the northbound and turning onto Florence Heights Drive
- Traffic coming in from Coolidge to turn onto Florence Heights Drive

Councilmember Brown said there will be multiple cars and trucks at the Florence Heights intersection. She said that intersection is hard to navigate, not including the additional traffic that is being proposed.

Mr. Wisecaver said this is why they are doing the trial run. He said they will be counting traffic and checking to see what the impact will be. He said they are also asking for the opinion of the Town members, through the surveys. He said Florence is in the final design phase to fix that skew (sharp angle) on Florence Heights Drive. He said there isn't a time frame on when this will happen, but it will fit in nicely should they continue with the fourth option.

Councilmember Celaya inquired if they are going to put in a turning lane, coming in northbound, and are they going to put up temporary lights.

Mr. Wisecaver said there is a turning lane now. He said the roadway had shoulders on each side so they took six feet of each side to create the left turn lane at Florence Heights.

Councilmember Celaya inquired if there will be any traffic light signals placed at the intersection.

Mr. Wisecaver said there will not be a signal.

Vice-Mayor Smith inquired where the roundabout will be located.

Mr. Himanshu Patel, Town Manager, said the project is dealing primarily with SR 79 and SR 79B, which is south of Florence, in Pinal County. He said the "Y" that is in Town will be monitored to see what impact the trial will have.

Tom Rankin, 345 W. Highway 287, Florence, Arizona, said that he agrees with the Police Chief with regards to the intersection is the most dangerous intersection within near proximity to Florence. He said there have been more fatal car accidents in that area than any place in the community. He said information should be gathered from the Arizona Department of Public Safety, not the Town of Florence, or Pinal County. He said the forth alternative will create two additional problems, not eliminating one. The problems are:

- Coming off of 79 northbound at Florence Heights. The left hand turn was recently added. He said there will be semi vehicles and waste haulers and the vehicles will be swinging wide to be able to make that turn. He said there is also another turn to go to Sunset Lane, prior to the turn to come to the northbound. He said there are two turns that are in close proximity to one another. He said this is very dangerous.
- Florence Heights is being made into a State Highway. He said everyone know the condition of Florence Heights road as it is today and there will now be more traffic on Florence Heights as well as on Stewart.

Mr. Rankin asked ADOT to look at the intersection of Florence Heights and 79B with regards to how many accidents have taken place there. He said there are people who have gone the wrong way, along with other accidents, and you couple that with the additional traffic, it will cause more problems. He said there is a bus barn there, buses will be entering and exiting

Florence Town Council Meeting Minutes

January 17, 2012

Page 6 of 15

onto Florence Heights Drive. You also have residents living on both sides of the road and pedestrian traffic crossing Florence Heights. He said that ADOT did not plan it out right and that ADOT did not have the right information to do what they are doing. He said he is worried about the cost to the Town with regards to Florence Heights. He said there is an alternative that needs to be done, and the overpass is one alternative. He said traffic control lights are another alternative. He said the State doesn't want to pay for these alternatives. He said a traffic light is needed at Diversion Dam Road and SR 79. He suggested that ADOT find another alternative.

Ms. Lina Austin, said she has read all of the documents pertaining to the alternatives. She said that the alternative will be very unpopular with the residents. She said that the alternative will post a very serious problem and she would prefer the trial not happen at all.

Ms. Guillen said that ADOT has been working with the Town on the project for quite some time. She said it was ADOTs preference to utilize Butte and route people that way. She said it was Florence's suggestion to go with Alternative 4 and use Florence Heights.

Denise Kollert, Florence Gardens resident, inquired why Butte couldn't be utilized for the traffic. She said there are traffic lights.

Councilmember Celaya said there are two cross walks if you are utilizing Butte. He said there is a lot of traffic around the 5:00 hour when everyone is getting off of work.

Mr. Patel said that four local or nearby native tribes that are in opposition of any improvements at the intersection. He said the only way that it can be done is if there is some type of mitigation involved. He said the estimated cost to mitigate cultural sensitive areas is far beyond the budget amount that FHWA has granted for the project. He said extensive amount of dollars would be needed for the mitigation along with additional dollars for the project itself. He said the closure is taking place as a trial period. He said there will be increased traffic. People who normally utilize this intersection on a routine basis will still find alternative ways to get to their point of closest destination. He said Florence Heights will still get utilized even if it was rerouted in terms of its signage. He said Florence asked ADOT to do, with regards to the fourth alternative, is the impact it has to SH79B, SH 287, and SH 79. He said that intersection has a problem. The only issue with this intersection is that it doesn't qualify for FHWA safety program dollars because it has a larger amount of accidents, but they aren't fatalities. Their risk factor, value, insurance wise is less than the intersection that has fatalities. He said he wants ADOT to look at it as a cohesive approach and how they need to function. He said as part of the 2010-2011 CAAG Transportation Improvement Program, Florence had submitted for funding for design beginning with the design concept report for SH 287 and 79B, which is a "Y" intersection within the Town. He said the project is going to start this year, in terms of design concept. He said the Town was to look at this area with a comprehensive approach, rather than just one intersection at a time.

Councilmember Hawkins said that speed bumps would be a good idea along with signage. He said the speed bumps could be increased in size as you get closer to the intersection. He said this idea would be cost effective.

Vice-Mayor Smith said that you aren't able to put speed bumps on a State highway. You aren't even able to put up handicap parking on State highway. He said years ago before 79B

Florence Town Council Meeting Minutes

January 17, 2012

Page 7 of 15

was put in place, there were no problems. He said the study needs to be done. He agreed with Tom Rankin. He said there will be a lot of semi trucks that will not be able to make the turn. He said caution must be exercised when attempting the changes.

Councilmember Celaya inquired about the configuration.

Mr. Patel explained why the project was moved up. He said that the temporary closure may have solved a high fatality intersection, but may shift minor accidents somewhere else and increase that amount. The 287/79 project has approximately \$700,000 funded through CAAG at a local ADOT transportation project. An IGA between the Town and ADOT will come before Council to help the Town begin the design concept report for the "Y" intersection. He said Florence Heights has designed up to the point of intersection and been budgeted through the Capital Improvement Project. He said the intersection has not been addressed.

Mr. Wayne Costa, Public Works Director, said the Florence Heights Improvement Projects will consist of improvements from Highway 79/Pinal Parkway to Elizabeth. He said it will transition into the intersection at the "Y". He said the intersection will be realigned to provide a 300' perpendicular tangent to Highway 79. He said it will give a true 90 degree turn onto Florence Heights northbound and southbound. He said it will correct the horizontal geometric alignment of Florence Heights by adding two lanes in each direction, resulting in four total lanes with a median. It will allow left and right turns into the residential streets. He said one crosswalk will be added on Florence Heights and there will be a pedestrian safety island in the median. He said the speed limit will be 25 mph. He said \$1.7 million has been budgeted for the project. He said the design is basically complete, and a final agreement needs to be made with San Carlos Irrigation District and for Proper Pending Procedures with ADOT. He said the Town has worked with the Bus Barn to align their fence and realign their parking in order to come in line with Florence Heights Boulevard. He said the improvements will take place after the test results. He said they are seeing 4,000 ADT. Most of the traffic on Florence Heights comes from the corrections officers who utilize Florence Heights to get from SR79 to SR287. He said there are no peak hours, no left turn lanes from Florence Heights on SR 79 northbound on Florence Heights/SR79 intersection. They have not put a signal at that intersection because there is no issue with left turning movements; however, this type of test results may propagate a turning movement left turn onto Florence Heights and may necessitate a signal at that intersection in the future. He said the reason they stayed away from the "Y" is that intersections that go into SR287 and 79 are very difficult to handle when you put a roundabout. He said they aren't sure how the geometrics will play out in handling those eight intersections because you have local business that need to be addressed along with elevation difference with the SCID canal.

Councilmember Brown said that they weren't provided information with regards to the Town's proposed plans, and therefore, they think it would be fair to the Council to give them a projected idea of what the proposal are so they could make better decisions. She said she is at a dead end with regards to the closure project because she doesn't know what will happen in the future. She said she would like more information so she can make an informed decision.

Councilmember Celaya and Mayor Kilvinger concurred with Councilmember Brown.



**CONSENT:** All items indicated by an (\*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

**\*Authorization to forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control regarding the Caliente Casa de Sol's application for a Special Event Liquor License for the following dates: February 21, 22, 24, and 26, 2012 for the 2012 Spring Fling Events.**

**\*Authorization to forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control regarding the American Cancer Society – Florence/Coolidge Relay for Life's application for a Special Event Liquor License for March 10, 2012, from 11:00 a.m. to 7:00 p.m., as part of the Anthem Spring Festival.**

**\*Resolution No. 1326-12:**

Himanshu Patel, Town Manager, read Resolution No. 1326-12 by title only.

**A RESOLUTION TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR FAMILY DOLLAR STORE #4358; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS (PZC-61-11-FP).**

**\*Appoint Jaclyn Revis and Jose F. Rosario to the Parks and Recreation Advisory Board with a term to expire December 31, 2014.**

**\*Appoint Hermalene Wick as an active member, and Kamian E. Harmon as an alternate member to the Library Advisory Board with terms to expire 12/31/2013.**

**\*Approval of accepting the register of demands ending December 31, 2011, in the amount of \$2,383,888.79.**

On motion of Councilmember Brown, seconded by Councilmember Celaya and carried to approve the items as submitted on the Consent Agenda.

#### **UNFINISHED BUSINESS**

**Ordinance No. 569-12:**

Mr. Patel read Ordinance No. 569-12 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE "2006 INTERNATIONAL FIRE CODE" WITH ALL APPENDICES (First reading held January 3, 2012).**

On motion of Vice-Mayor Smith, seconded by Councilmember Hawkins and carried to adopt Ordinance No. 569-12.

## **NEW BUSINESS**

**Discussion/Approval/Disapproval of awarding the bid for the Community Development Block Grant Commercial Rehabilitation Project 162-09 to Edge Construction, of Phoenix, Arizona, in an amount not to exceed \$123,254; and authorize staff to negotiate and enter into a contract with Edge Construction.**

Mr. Bill Norman, Grants Coordinator, said that the Town received five acceptable bids for the project and Edge Construction was the low bidder. The Review Panel reviewed the bids as well their qualifications. The Review Panel has forwarded a recommendation to the Council that Edge Construction be awarded the bid for the construction project in the amount of \$123,254.

Mr. Norman said the project is for two jobs:

- Drug Store and Bottle Shop
  - Repair to overhang over the side walk
  - Surface work on the exterior of the building facing Main Street
- Florence True Value
  - Fire sprinkler system

Councilmember Hawkins inquired repairs will be made to the north side of the Drug Store.

Mr. Norman said the north side is not included. Repairs will only be made to the front of the building. He said he will research it further and forward a response to the Council.

Councilmember Hawkins said the north side is an eye sore.

Councilmember Brown said that the walls has had some patching done to it, but it still needs work, including painting.

Mr. Patel said the project is part of the Community Development Block Grant Commercial Rehab Program that was started last year. He said the funding comes from CAAG and each community gets approximately \$124,000 annually, however, the Town partners with Winkelman to maximize the funding. Both municipalities receive each other's funding every other year.

Councilmember Brown inquired if the sprinkler system is connected to the emergency response situation.

Mr. Norman said that he will research the project and respond to Council at a later time.

Mr. Patel said the customer would need to sign up for monitoring through an independent company.

Vice-Mayor Smith inquired if CAAG acronym was changed to CAG.

Mr. Jess Knudson, Deputy Town Manager, said the acronym was changed and it will be addressed at a later time.

On motion of Councilmember Brown, seconded by Councilmember Hawkins and carried to award the bid for the Community Development Block Grant Commercial Rehabilitation Project 162-09 to Edge Construction, of Phoenix, Arizona, in an amount not to exceed \$123,254; and authorize staff to negotiate and enter into a contract with Edge Construction.

**Ratification of the submission of a grant application to the Arizona Commerce Authority in the amount of \$47,158.00 for the purpose of establishing a Gangplank program in the Silver King Hotel.**

Mr. Scott Bowles, Economic Development Coordinator, said the application is through the Arizona Commerce Authority Grant Program, which comes about annually. He said the grant is approximately \$2 million allocated to rural areas of Arizona. He said funding for this year is \$1.5 million and most of the regional partners have turned in applications for funding.

Mr. Bowles gave an overview what Gangplank is and the activities that they do. He said Gangplank is a group of connected individuals and small businesses creating an economy of innovation and creativity in the valley. They envision a new economic engine comprised of collaboration and community, where industries come together to transform our culture. They're not co-workers – they are a collaborative workspace.

Mr. Bowles played a video of testimonials of how Gangplank has helped them.

Mr. Bowles said the direct benefits that the Town will receive by having a Gangplank in Florence, (some of which are based on the successes that Chandler has seen in their Gangplank operations):

- Located within the Silver King, Gangplank would provide a draw to the downtown area through the collaborative workspace, events and forums.
- Evening operating hours at Gangplank could encourage area businesses to expand hours with increased foot traffic into the downtown area.
- Gangplank would occupy a space within the Silver King, which has been historically vacant.
- The venue would be a local, as well as regional, resource for citizens, youth, entrepreneurs and investors for networking, education and collaboration.
- Gangplank provides a safe and educational venue for local and area youth to be involved in positive activities.
- Provides classes and forums, open to the general public that address a variety of career and interest-centered topics.
- Florence would be the first rural community in Arizona to open a Gangplank venue. We would also be the only municipality in Pinal County to have a Gangplank-operated collaborative workspace. It is a resource that rural Arizona needs.
- Gangplank's focus is about building *community*. Founder is excited about having a Gangplank in Florence and Florence's history. All activities are centered on building the community from the individual level through education and innovation.

Mr. Bowles discussed the grant budget; which included:

- Capital Outlay would be utilized for purchasing various pieces of office furniture and critical electronic/IT-related goods. The goods listed are all necessary components of a Gangplank operation in order to create a functional collaborative workspace.

- Items such as Security System and Security Lock and Re-key are items to ensure the space and items therein are safe from vandals and thieves.
- Larger ticket items such as the Portable Stage, Wireless WiFi Equipment and Network Switch are critical items required to provide a stage for presentations, business-grade wireless routers and a switch to connect various network segments in the collaborative workspace, respectively.

Mr. Bowles said Florence will not provide matching dollars for the grant. The Town has asked, in the application, that all the capital outlay costs be contributed by the ACA grant. He said Florence will provide in-kind costs by leasing the space for \$1.00/year and in-kind costs for installing various goods and services such as IT wiring, furniture, locks, etc.

Mr. Bowles said the Town of Florence will leverage approximately \$116,422.71 of in-kind funds towards the creation of a Gangplank-Florence facility and are asking for \$47,000.

Mr. Bowles said Silver King was chosen because it is in the center of the downtown area and Suite 202 is vacant. He said the Fudge Shop has remained open since the Silver King opened up. Other suites have had more turn over than others. He said Suite 202 has had a 41.6 vacancy rate. He went over the vacancy rates of the other suites. He said Suite 202 has not done well with retail. He added:

- Three Suite 202 tenants in a 36-month period
  - Two tenants, *Sonoran Institute* and *Up A Notch*, did not provide regular office hours
  - Two tenants, *Sonoran Institute* and *Healthcare of Florence*, operated the Suite as primary office space
  - Suite 202 has the highest vacancy rate in the Silver King
- Gangplank fits within the mission of the Silver King
  - Silver King provides space for businesses to grow. Gangplank provides space for ideas to materialize. It focuses on job creation and wants to give a resource for entrepreneurs, and to help people who have ideas to help them materialize them.

Mr. Bowles said to utilize the resource to its fullest extent is to take ideas and try to materialize them and to take risks to try to pursue those ideas and materialize it into a business.

Mr. Bowles said the Town received eight letters of support for the application. He said the letters were from:

- Greater Florence Chamber of Commerce
- Main Street Program
- Pinal County Economic Development
- City of Coolidge
- Coolidge Chamber of Commerce
- City of Chandler Economic Development
  - Important because Gangplank had an agreement with the City of Chandler that they could not open up another space without Chandler's consent, per a binding contract that Gangplank had with Chandler.
- Florence Unified School District
  - Very familiar with Gangplank and its concepts
  - Dr. Nine has attended seminars
  - Supports Gangplank because it will provide the youth with a place to be involved "hands-on"

- Arizona We Want Foundation
  - Has had successful relationship with Gangplank
  - Realize the venue is to create jobs, to give a place for innovation and collaboration.
  - They know that Gangplank can do that in Florence

Mr. Bowles said there have been many positive comments in the Arizona Republic and the Mesa Tribune about Gangplank. He said if you were to do a Google search on Gangplank in Chandler, you would get many hits. He said one of the best comments is “Gangplank makes ‘brilliant’ list”, which is a nation wide list.

Mr. Bowles is excited to have Gangplank to come to Florence to bring this regional resource and to have Florence a center of innovation and work. It will also help bring more people into the downtown area and draw people in.

Councilmember Brown inquired what refurbishing will be done in the Silver King.

Mr. Bowles said that they will be installing duct work. They have received quotes on the project. They were cognizant of what would look appropriate for the time period.

Councilmember Hawkins wanted to confirm that the agenda item is a ratification for the grant itself, and the Town is not entering into a contract.

Mr. Bowles said the grant has already been submitted to the Arizona Commerce Authority (ACA) and it is being presented for ratification. He said the application is in the review process. Funding has not been awarded. The Town should receive a response from the ACA within a few weeks.

Councilmember Celaya liked the idea of filling the void for an area that isn't getting much use and a draw into the downtown area. He wanted to confirm that the Town is trying to capture as much funding as possible so they won't have to do so much in-kind. He inquired if the match will be cash, materials, equipment, etc.

Mr. Bowles said the majority will be for furniture, equipment and HVAC duct work.

Councilmember Celaya inquired what the Town's obligation is if it were to receive the grant and go into contract with Gangplank. He asked for the timeline of deliverables and how will the monitoring be done. He inquired what options the Town has if the project does not work out.

Mr. Bowles said the application to the ACA had very specific benchmarks that Gangplank would have to fill. Some of the benchmarks for the first year include:

- Must be actively involved in local outreach, regional outreach and outreach to local universities, colleges, non-profits, and organizations
- One public presentation per month
- Being involved in at least one annual event that the Town of Florence holds to be a part of the community

Mr. Bowles said there are other benchmarks as well. He said there will also be a clause in the lease for Gangplank to back out if things don't work out.

Councilmember Celaya inquired about refunding the grant money should the project no work out.

Mr. Bowles said he would need to research this further and get back with Council.

On motion of Councilmember Brown, seconded by Councilmember Celaya and carried to ratify the submission of a grant application to the Arizona Commerce Authority in the amount of \$47,158.00 for the purpose of establishing a Gangplank program in the Silver King Marketplace.

## **DEPARTMENT REPORTS**

### **Manager's Report**

**Department Reports**

**Community Development**

**Court**

**Finance**

**Fire**

**Library**

**Parks and Recreation**

**Police**

**Public Works**

Vice-Mayor Smith inquired about the location of the Main Street water line location on the Public Works Report.

Mr. Costa said Public Works embarking on two projects.

- North Granite Waterline Relocation in conjunction with True Value sprinkler system
  - Will run a fire line on Granite Street from 6<sup>th</sup> Street passed 8<sup>th</sup> Street and the Florence True Value Store.
  - CIP project that is budgeted for this year
- Received engineering drawings for the downtown area in regards to a total fire loop for the downtown area
  - As built the system in order to ensure that the Town can have the minimum fire flow requirements for the entire downtown area, based on improvements based upon the hydraulic analysis
  - Engineering drawings are in place
  - Need verification of the connections, line sizes, etc.
  - Will then properly locate the fire hydrants in conjunction with Fire Department

The department reports were received and filed.

## **CALL TO THE COUNCIL**

Vice-Mayor Smith asked Jennifer Evans to remind the public about the Home Tour.

Jennifer Evans, Main Street Program, said the Home Tour will take place on February 11<sup>th</sup>. She invited the public to take a tour of the Town. She said they have a very exciting tour planned. There are eleven buildings on the tour, three of which are new to the Tour.

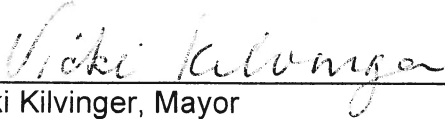
Councilmember Brown inquired if the trolley will be available.

Ms. Evans said the trolley will be available.

Mayor Kilvinger said that the Arizona Centennial is coming up.

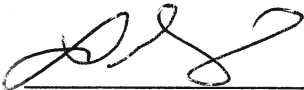
### **ADJOURNMENT**

On motion of Vice-Mayor Smith, seconded by Councilmember Brown and carried to adjourn the meeting at 8:00 p.m.



Vicki Kilvinger, Mayor

### **ATTEST:**



Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on January 17, 2012, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk